



Pub Name: The West End

Location: Sheffield

Scope of Works

Area	Works to be completed
External	• New signage and lighting scheme • Full external redecoration • Mix of new and refurbished timber picnic benches • New festoon lighting • Retain and jet wash existing paving
Rear Beer Garden	• No works proposed
Trade Area – Generally	• Repair and refinish existing timber flooring • New Marmoleum tiled flooring • New carpet and entrance matting • New decorative screens • New island drinks shelf with glazed screen and valance • Full redecoration to all painted surfaces • Reupholster existing fixed seating • New light fittings to existing and proposed positions • New artwork and decorative items (bric-a-brac) • Refurbish and supplement loose furniture • New curtains with Roman blinds and blackout roller blinds behind trade windows • New internal signage • New TV positions
Bar & Backfitting	• Form new overhead bar canopy • Retain and repaint / repolish existing bar counter • Upgrade existing backfitting • New lighting

	• New bar product layout • New safety flooring with welded seams and self-coving
Trade Area – Gents Toilets	• Full redecoration • New safety flooring • New mirrors • New lighting to existing positions
Trade Area – Ladies Toilets	• Full redecoration • New timber-effect safety vinyl flooring • New mirrors • New lighting to existing positions
Trade Kitchen	• Works in accordance with PEF requirements
Private Accommodation	• Works in accordance with PEF requirements
Sustainability	• Works in accordance with PEF requirements
General	• Ensure property complies with tenant statutory and mandatory requirements • Ensure property complies with landlord statutory and mandatory requirements • Provide tenant with all relevant certification and compliance documentation associated with the agreement type and lessee responsibilities

Summary

This Invest for Success scheme is designed to enhance the pub's trading potential through targeted capital investment. The work focuses on improving the customer experience, operational efficiency and long-term sustainability of the business.

Applicants should be aware that all refurbishments are subject to final board approval, which will be determined as part of the leasing process.